



## City of Annapolis

### Department of Planning & Zoning

Historic Preservation Division  
145 Gorman Street, 3<sup>rd</sup> Floor  
Annapolis, MD 21401-2535

FOR CITY USE ONLY

AGENDA # \_\_\_\_\_

MEETING DATE \_\_\_\_\_

[HistPres@annapolis.gov](mailto:HistPres@annapolis.gov) • 410-263-7961 • Fax 410-263-1129 7961 • MD Relay or 711 • [www.annapolis.gov](http://www.annapolis.gov)

## HPC Public Hearing Application for Certificate of Approval

Building site address \_\_\_\_\_

Provide complete information below. Mailing addresses and telephone numbers are *required*.

Property Owner Information	Contractor's Information
Name _____	Name _____
Address _____	Address _____
City _____ State _____ Zip _____	City _____ State _____ Zip _____
Day phone _____ Cell _____	Day phone _____ Cell _____
E-mail _____	E-mail _____

Authorizing Applicant Information	Architect/Engineer Information
Name _____	Name _____
Address _____	Address _____
City _____ State _____ Zip _____	City _____ State _____ Zip _____
Day phone _____ Cell _____	Day phone _____ Cell _____
E-mail _____	E-mail _____

1. Applicant/Agent to receive comments \_\_\_\_\_

2. Will you be applying for the Historic Preservation Tax Credit? Yes No

The tax credit is limited to those expenses having to do with the exterior features of a structure and the total estimate of expenses per application must exceed \$5,000. Applications must be submitted prior to start of work. Please refer to the Annapolis City Code [Section 6.04.230](#) – Historic Preservation Tax Credit.

3. Are there any easements or deed restrictions for the exterior of this building or the site? Yes No

If yes, submit a letter from the easement holder stating their approval of the proposed work.

4. A site plan to scale indicating property lines and lot dimensions, adjacent street and curb cuts, existing structures and locations for all existing and proposed exterior signs.

If signs are proposed please provide drawings indicating material, method of attachment, position on building, size and front lineal feet of building, size and position of all other signs on building, and a layout of the sign.

5. Scaled drawings (1/4" to 1') for new construction, additions, and major alterations must be submitted. Drawings must include: plans, sections, elevations and details.

1 full size to scale set of 11" x 17" or larger plans & 8 reduced sets on 8" x 11" or 8" x 14" to scale.

6. Printed color photographs or digital photos of existing conditions must be submitted in original packet. Photocopies of the photographs may be used in the remaining eight packets. Once your project is completed, photos of the completed work must be submitted to the Historic Preservation Staff within 60 days.

7. Applicant must provide cut sheets/specifications on materials and methods to be used.

8. Required permits attached, if applicable:                      Fence                      Tree                      Sign                      Building
9. A PDF on a Disc or Thumb Drive of entire application package must be submitted.
10. Description of work proposed. **Please be specific and include as much information as possible in the box below.** Attach an extra sheet if more space is needed.

11. Estimated cost of improvement \$ \_\_\_\_\_

**Filing Fee**

Rate is 1% of Estimated Cost of Improvement. (Minimum of \$25.00 – Maximum of \$1,000.00)

Rate is 2% of Estimated Cost of Improvement for "After the Fact" Approvals (Minimum of \$50.00 – Maximum of \$2,000.00)

Make check payable to *City of Annapolis*

**Signature of owner or authorized agent**

The applicant certifies & agrees as follows: (1) that they are authorized by the property owner to make this application; (2) that the information is correct; (3) that they will comply with all regulations of the City of Annapolis which are applicable hereto; (4) that they will only perform work on the above property specifically approved by the Historic Preservation Commission; (5) that they are authorized by the property owner to grant City officials the right to enter onto the property for the purpose of inspecting the work permitted.

**A Notice of Public Hearing sign will be made available to the applicant. By signing this application, the applicant acknowledges that it is their responsibility to post the sign 15 days before the hearing.**

Owner/Applicant signature \_\_\_\_\_ Date \_\_\_\_\_

FOR HPC USE ONLY

Rate x Estimated Cost \$ \_\_\_\_\_ Application received \_\_\_\_\_

Date paid \_\_\_\_\_ Amendment to COA # \_\_\_\_\_



**City of Annapolis**  
**Department of Planning and Zoning**  
 145 Gorman Street, 3<sup>rd</sup> Fl  
 Annapolis, MD 21401-2529

## FOR CITY USE ONLY

PERMIT # \_\_\_\_\_

ISSUED \_\_\_\_\_

BY \_\_\_\_\_

EXPIRES \_\_\_\_\_

[Permitting@annapolis.gov](mailto:Permitting@annapolis.gov) • 410-260-2200 • Fax 410-263-9158 • TDD use MD Relay or 711 • [www.annapolis.gov](http://www.annapolis.gov)

## Building Permit Application

Per City Code [Section 17.12.056](#), fees are not refundable.

Please note that, per City Code [Section 17.28.090](#), any expansion or change in use may be subject to capital facility assessment charges.

Building site address \_\_\_\_\_ Suite/Unit # \_\_\_\_\_

Property Tax ID # \_\_\_\_\_ Lot # \_\_\_\_\_

Is above address within the Historic District area? Yes No Waterfront? Yes No

Within the floodplain? Yes No Sprinkler system in building? Yes No

### Property Owner Information

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Day phone \_\_\_\_\_ Cell \_\_\_\_\_

E-mail \_\_\_\_\_

### Contractor's Information

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Day phone \_\_\_\_\_ Cell \_\_\_\_\_

E-mail \_\_\_\_\_

### Applicant Information

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Day phone \_\_\_\_\_ Cell \_\_\_\_\_

E-mail \_\_\_\_\_

### Architect/Engineer Information

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Day phone \_\_\_\_\_ Cell \_\_\_\_\_

E-mail \_\_\_\_\_

### Occupant Information

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Day phone \_\_\_\_\_ Cell \_\_\_\_\_

E-mail \_\_\_\_\_

Please provide 24-hour emergency contact information:

Name \_\_\_\_\_ Phone \_\_\_\_\_

Describe proposed work:

### Permit Information

Please check if any of the following work to be done is:

Plumbing Electrical HVAC Gas

Residential Commercial

Value of work \$ \_\_\_\_\_

Permit # \_\_\_\_\_

Building site address \_\_\_\_\_ Date \_\_\_\_\_

Contractor License	License #	Expiration Date
MHIC		
State of MD Construction		
MD Homebuilder Registration (New residential dwellings only)		

**Dimensions of Proposed Structure**

Lot size \_\_\_\_\_ Building size \_\_\_\_\_ Building height \_\_\_\_\_ # of stories \_\_\_\_\_

Basement area only \_\_\_\_\_ Total floor area (including basement) \_\_\_\_\_

Proposed setbacks from property line (ft) Front \_\_\_\_\_ Left \_\_\_\_\_ Rear \_\_\_\_\_ Right \_\_\_\_\_

Is it a corner lot? Yes No

If a water or sewer connection is required, I prefer:

City installation

To seek approval of the Public Works Department to have it installed by a licensed contractor (which may require a Street/Sidewalk Opening Permit and/or a bond)

Are trees being removed? Yes No If yes, complete a Tree Permit application.

Are there trees within 15' of the limit of disturbance? Yes No If yes, complete a Trees in Construction Areas form.

*A use permit is required for new tenants, change of occupancy or owner, or expansion of a commercial use. (A use permit application must accompany the building permit application.)*

Existing use \_\_\_\_\_

Proposed use \_\_\_\_\_

*A certificate of occupancy may be required as determined by the Code Official.***Signature of owner or authorized agent**

The applicant certifies and agrees as follows: (1) that they are authorized to make this application; (2) that the information is correct; (3) that they will comply with all regulations of the City of Annapolis which are applicable hereto; (4) that they will only perform work on the above property specifically described in this application; (5) that they grant City officials the right to enter onto the property for the purpose of inspecting the work permitted and posting notices; (6) if you choose to appeal the issuance, decision, determination or order of this permit, the petition for appeal shall be in writing stating the grounds for appeal and shall be filed with the Building Board of Appeals within 15 calendar days of issuance, decision, determination or order. Any right to appeal shall be waived if not timely filed.

Owner or Authorized Agent (print) \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

**FOR CITY USE ONLY**

PZ final approval \_\_\_\_\_ Date \_\_\_\_\_

App fee paid \_\_\_\_\_ Permit fee \_\_\_\_\_ Fee due \_\_\_\_\_



BOARD OF APPEALS  
OF THE CITY OF ANNAPOLIS

145 GORMAN STREET, 3RD FLOOR  
ANNAPOLIS, MARYLAND 21401  
TELEPHONE (410-263-7961)

OPINION AND ORDER

1 Southgate Avenue  
(Board of Appeals Case No. VAR2016-013)

The Applicant in this variance proceeding, filed pursuant to Chapter 21.28 of the City Code, is William G. Armiger, owner of land and a single family detached dwelling at 1 Southgate Avenue. The property is located in the R1, Single Family Residence District, and in the Critical Area Overlay District with a designation of IDA, Intensely Developed Area.<sup>1</sup>

The Applicant has applied for a reduction of 22.3 foot to the 54.3 foot established front yard setback requirement, stated in City Code 21.38.030.F, and for a 12.6 foot reduction to the 34.6 foot average waterway yard setback requirement, stated in City Code 21.40.010.H, in order to build a second floor cantilevered balcony addition to an existing single-family dwelling. The existing front yard setback is 10.5 feet and the existing waterway yard setback is 22 feet.

On May 26, 2016, the City's Department of Planning and Zoning submitted a report to the Board of Appeals evaluating the variance application and recommending approval. The Department enforced the public notice requirements of City Code 21.10.020. The Department received no comments from the public in support of or in opposition to the application.

The application came before the Board of Appeals for a public hearing on June 7, 2016. All notice requirements of City Code 21.10.020 were met prior to the hearing. The property owner, William G. Armiger, was present and was represented by Anthony F. Christhlf, attorney, and Gary Schwerzler, architect, at the hearing. Kevin Scott, Senior Land Use & Development Planner, presented on behalf of the Department. There was no public support for or opposition to the application entered into the record of the Board of Appeals.

In order to qualify for variance approval, the Applicant must satisfy all review criteria stated in City Code 21.28.050, which are as follows:

Criteria A. Because of the particular physical surroundings, shape or topographical conditions of the specific project involved, a particular hardship to the

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<sup>1</sup> There are no critical area issues in this proceeding.

owner would result as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out.

Criteria B. The conditions upon which a petition for a variance is based are unique to the property for which the variance is sought, and are not applicable, generally, to other property within the same zoning classification.

Criteria C. The purpose of the variance is not based exclusively upon a desire to increase financial gain.

Criteria D. The alleged difficulty or hardship has not been created by the present owner or any previous owners of the property, whether individual or entity, to whom or to which the property has been transferred for fair market value, for other adequate or sufficient consideration, or as a result of inheritance or court order.

Criteria E. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

Criteria F. The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion of the public streets, increase the danger of fire, endanger the public safety, or alter the essential character of the neighborhood or district in which the property is located.

Criteria G. Within the intent and purpose of this Zoning Code, the variance, if granted, is the minimum variance necessary to afford relief.

The Board of Appeals has reviewed the findings of the Department of Planning and Zoning set forth in the staff report of May 26, 2016, the variance review criteria and the evidence of record, and finds that the totality of this evidence of record, none of which is contested or disputed, satisfies all variance review criteria. The findings of the Department of Planning and Zoning are incorporated into this Opinion and Order by reference and are adopted. The staff report is attached to this Opinion and Order.

The Board of Appeals also finds that the evidence of record is substantial in quality and quantity and amounts to proof of compliance with variance review criteria by a preponderance of the evidence, thus warranting the approval of the variance application allowing at 1 Southgate Avenue a 22.3 foot reduction to the established front yard setback requirement to 32 feet, and a 12.6 foot reduction to the average waterway yard

setback requirement to 22 feet. The Board of Appeals votes 3 to 0 to approve the variance application in this proceeding, and so orders this 15 day of June 2016.

Derek S. Meyers  
Derek S. Meyers, Chairman

Christian E. Zazzali  
Christian E. Zazzali, Vice Chairman

Robert P. Gallagher  
Robert P. Gallagher, Board Member

by Gary M. Elson  
Acting City Attorney  
Counsel to Board of  
Appeals

NOTICE

Pursuant to City Code 21.28.070, within 30 days from the date of this decision, any person or persons aggrieved may appeal the decision by noting a petition for judicial review in the Circuit Court for Anne Arundel County in accordance with the Maryland Rules of Procedure.



*City of Annapolis*

**DEPARTMENT OF PLANNING AND ZONING**

145 Gorman Street, 3<sup>rd</sup> Floor, Annapolis, Maryland 21401


Chartered 1708 Annapolis 410-263-7961 • FAX 410-263-1129 • MD Relay (711)

C. PETE GUTWALD, AICP  
DIRECTOR

May 26, 2016

MEMORANDUM

TO: Board of Appeals

FROM: C. Pete Gutwald, AICP   
Director of Planning and Zoning

RE: **BOA Case# VAR2016-013:** Variance application by William G. Armiger, property owner, for a requested 22.3' reduction to the 54.3' established front yard setback requirement, and for a requested 12.6' reduction to the 34.6' average waterway yard setback requirement, in order to allow a proposed second floor cantilevered balcony addition to be constructed on the existing single-family dwelling, on property located at 1 Southgate Avenue, Annapolis, MD.

★★★★★

Property Owner:	William G. Armiger
Applicant's Agent:	Anthony F. Christhilf, Esq.
Location:	1 Southgate Avenue
Zoning:	R1, Single Family Residence District
Critical Area:	IDA, Intensely Developed Areas; BEA, Buffer Exemption Area
Existing Use	Single-Family Detached Dwelling
Proposed Use:	Single-Family Detached Dwelling
Lot Size:	0.276± acres (12,025 s.f.)
Required Front Yard:	54.3 Feet (established front yard)
Existing Front Yard:	10.5 Feet (at closest point)
Proposed Front Yard:	32 Feet (to proposed balcony)
Required Waterway Yard:	34.6 Feet (average waterway yard)
Existing Waterway Yard:	22 Feet (at closest point)
Proposed Waterway Yard:	22 Feet (to proposed balcony)

## **VARIANCE DESCRIPTION & PROJECT BACKGROUND**

The applicant, William G. Armiger, property owner, is requesting variances for a requested 22.3' reduction to the 54.3' established front yard setback requirement, and for a requested 12.6' reduction to the 34.6' average waterway yard setback requirement, in order to allow a proposed second floor cantilevered balcony addition to be constructed on the existing single-family dwelling, on property located at 1 Southgate Avenue, Annapolis, MD. The Board of Appeals previously granted variances on this property to allow improvements over the existing house footprint, but denied the owner's request for a 250 square foot, first floor addition with a rooftop deck, which would have allowed seasonal enjoyment of Spa Creek from the property's extensive side, waterfront yard. The property owner has significantly scaled back the previous desire to what is now simply a cantilevered balcony addition. The proposed balcony will be over top of an existing impervious patio, and will not project beyond the roof overhang of the existing house, and it will not be any closer to the front property line or shoreline than the setbacks that have already been established by the existing house. Because of the unique triangular shape of the lot, the established front yard setback line and the average waterway yard setback line overlap on the property. Therefore any addition to the residence would require a variance to one of the setbacks. The variances requested for the proposed balcony addition are the minimum necessary to afford relief.

## **CODE REQUIREMENTS**

As per Section 21.38.030.F., the established front yard setback has been calculated by the applicant's surveyor to be 54.3 feet. The front porch of the existing house is setback 10.5 feet from the front property line. Whereas the front corner of the proposed balcony will be setback 32 feet from the front lot line. The applicant is requesting a variance for a 22.3 foot reduction to the 54.3 foot required established front yard setback in order to allow the proposed second floor cantilevered balcony.

As per Section 21.40.010.H., the average waterway yard setback has been calculated by the applicant's surveyor to be 34.6 feet. The southern corner of the existing house is setback 22 feet from the face of the bulkhead, which is at mean high water (MHW). The southern corner of the proposed balcony will also be setback 22 feet from MHW, and will not be any closer to the shoreline than the existing house. The applicant is requesting a variance for a 12.6 foot reduction to the 34.6 foot average waterway yard setback in order to allow the proposed second floor cantilevered balcony.

Section 21.28.050 establishes that the Board of Appeals may vary the zoning regulations upon finding that the request meets the seven standards for granting a variance. The applicant has addressed each of the seven criteria and the staff analysis of them is as follows:

1. *Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out:*

The hardship in this case is due to the irregular, triangle shape of the lot. The lot is located at the southern end of Southgate Avenue, and is bound by Spa Creek along the side and rear border. The existing lot is a legal lot of record, and is improved by a residence originally built in 1910, with a recent addition constructed in 2008-09. Because of this triangular lot shape, the established front yard setback line and the average waterway yard setback line overlap. Any addition to the residence would require a variance to one of the setbacks. Because of the triangular shape and size of this particular property a particular hardship to the owner, as distinguished from a mere inconvenience, would result if the strict letter of the regulations were to be carried out.

2. *The conditions upon which a petition for a variation is based are unique to the property for which the variance is sought, and are not applicable, generally, to other property within the same zoning classification:*

This waterfront lot is unique due to its triangular shape. Most other properties in this zoning classification are rectangular. Unlike other properties in the surrounding area, the intersection of the front and waterway yard setbacks creates a very small buildable area. The proposed balcony will not project beyond the roof overhang of the existing house and will not be any closer to the front property line or shoreline than the setbacks that have already been established by the existing house. The conditions upon which the petition for the variations are based are unique to this property for which these variances are sought and are not applicable generally to other property within the same zoning classification.

3. *The purpose of the variance is not based exclusively upon a desire to increase financial gain:*

The sole purpose of the requested front and waterway yard setback variances is not for financial gain, but rather to allow a second floor cantilevered balcony to be added to the existing dwelling so that the owner can enjoy the same benefits experienced by other waterfront property owners and not for a desire to increase financial gain. Any increase in value of the property resulting from the addition of the balcony would be a secondary result of the variance and not its primary purpose.

4. *The alleged difficulty or hardship has not been created by any present or any previous owners of the property, whether individual or entity, to whom or to which*

*the property has been transferred for fair market value, for other adequate or sufficient consideration, or as a result of inheritance or court order:*

The difficulty or hardship in this situation has been created by the application of the current zoning regulations and not by any actions of the applicant or prior owner of the property. The property was created and structure originally built in 1910, long before the creation of the zoning code yard setbacks. In 2007, the Board of Appeals granted variances to these setbacks to allow additions over the existing house footprint, which were subsequently completed in 2008-09. The hardship is the same now as it was then, which is due to the unique triangular shape and size of the lot and has not been caused by the property owner.

5. *The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located:*

The granting of variance sought will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood. The design of the proposed balcony is aesthetically pleasing and will compliment the existing architecture, as well as, the neighboring properties. The Historic Preservation Commission must approve the final design. Due to its location at the waterward end of a one way street, the subject property has only one immediate neighbor. The balcony will be visible only from a single, side window of that residence, the occupants of which have a full frontal view of Spa Creek. No aspect of the requested variances will be detrimental to the public welfare.

6. *The variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion of the public streets, increase the danger of fire, endanger the public safety, or alter the essential character of the neighborhood or district in which the property is located:*

The staff finds that the granting of the variance will not impair an adequate supply of light or air to adjacent properties due to the distance of the proposed balcony from any surrounding structures. The granting of the variance is not expected to add or create any traffic congestion since this request is for improvements to an existing single-family residence, and off-street parking will continue to be provided in the existing driveway. Additionally, there will be no increase in the danger of fire since the new structure will be required to meet all modern building and fire codes. Since the property is located within the Annapolis Historic District, the Historic Preservation Commission will ensure that the proposed improvements will not alter essential character of the neighborhood/ district. Finally, the staff does not find that the proposed front yard and waterway yard variances will impair property values in the neighborhood.

7. *Within the intent and purpose of this Zoning Code, the variance, if granted, is the minimum variance necessary to afford relief:*

The requested front yard and waterway yard variances will provide the minimum relief required to add the proposed second floor cantilevered balcony without any further encroachment into the established front yard or average waterway yards setbacks than that of the existing dwelling.

## **PUBLIC COMMENTS**

Written notification has been sent by first class mail to all owners of properties within 200-feet of the subject property. Additionally, a "Notice of Hearing" sign has been posted on the property and a legal ad was published in the newspaper. To date, we have not received any written comments from the neighborhood regarding the variance request.

## **RECOMMENDATION**

The staff has reviewed the proposed variance request and finds that the application adequately meets the seven standards for granting the requested variances for the proposed balcony addition. The staff finds that no negative impacts would be created if the established front yard and average waterway yard setback requirements were to be reduced, since the proposed balcony addition is over top of an existing impervious patio and will not encroach any further into the required setbacks than that which has already been established by the existing house.

Thus, the staff supports the variance to allow the front yard and waterway yard setbacks as requested, with the condition that the applicant shall obtain Historic Preservation Commission approval and all applicable building permits from the City prior to commencing construction.

Report Prepared by:

  
\_\_\_\_\_  
Kevin Scott, RLA, ASLA  
Senior Land Use & Development Planner

# WOOD ULTIMATE INSWING FRENCH DOOR

## UNIT FEATURES

### Frame:

- Interior: Pine wood interior and exterior standard. Optional: mahogany, vertical grain Douglas fir
- Frame thickness: 1 1/16" (27)
- Frame width: 4 9/16" (116)
- Fiberglass reinforced pultruded sill with water shed and weep system. Thickness: .100" (2.5). Beige color, optional: bronze color. White Oak [Mahogany] [Cherry] interior sill liner.

### Panel:

- Interior: Pine wood interior and exterior standard. Optional: mahogany, vertical grain Douglas fir
- Panel thickness: 1 3/4" (44)
- Top rail and stile width: 4 3/4" (121)
- Sidelite stile width: 3" (76)
- Bottom rail height: 8 1/8" (206)
- Locking stiles contain laminated veneer lumber (LVL) core with clear pine veneers
- Removable interior vinyl glazing bead with wood glazing cap

### Interior and exterior finish:

- Standard: treated bare wood Optional: white primed (pine only)

### Hardware:

- Hinges: Three adjustable hinges on 6/6 and 6/8 heights; four on 7/0 and 8/0 heights. Standard finish: Satin Taupe. Optional powdercoat finish: Gold Tone, Dark Bronze, Silver Frost, White. Optional metal finish: Brass PVD, Antique Brass, Oil Rubbed Bronze, Oil Rubbed Bronze PVD, Satin Chrome, Satin Nickel PVD. Optional butt hinge. Finish: Brass, Oil Rubbed Bronze, Stain Chrome, and Satin Nickel, and Solid Brass with non-removable pin.
- Optional lever handle set: Active, inactive and dummy: Powdercoat finishes: Satin Taupe, White, Metal finishes: Brass PVD, Antique Brass, Oil Rubbed Bronze, Oil Rubbed Bronze PVD, Satin Chrome, Satin Nickel PVD. For additional handle styles and options contact your Marvin representative.
- Locking system - active panel: Marvin exclusive concealed multipoint with stainless steel head and foot bolts activated from lever handle, keyed. Inactive panel: manual stainless steel head and foot bolts. Optional: concealed multi-point activated from lever set.

### Weatherstripping:

- Weatherstrip: Head jamb and side jamb to have two sets of bulb weatherstrip maintaining contact with door panels. Color beige, optional: black. Threshold to have bulb weatherstrip maintaining contact with bottom of panel. Color: beige, optional black. Vinyl panel drip applied to bottom rail. Color beige, optional black. Painted aluminum water shed at sill. Color beige, optional: bronze.

### Jamb Extension:

- Jamb extensions available factory applied up to 9 9/16" (243). Other sizes shipped loose. Jamb extension may affect door swing.

### Insect Screens:

- Aluminum Top Hung Sliding Screen available for many operations, with adjustable roller assembly and replaceable bottom guide. Available in Standard and Select Colors, for Custom Colors please contact your Marvin rep.
- Swinging Screen Door: Hinges: Extruded aluminum. 2 hinges per panel for doors under 90" (229) and 3 hinges on doors over 90" (229). Hinge color is black and handle includes latch with exterior handle and internal locking mechanism.
- Ultimate Swinging Screen Door: Hinges factory installed to Z bar 4 per panel, color to match door finish. Handle set color options: Satin Taupe, Bronze PVD, Nickel PVD, and Brass PVD. Screen insert surround colors match panel frame. Tempered Glass Panel (Storm Insert) option available for many sizes and operating configurations. Insert colors match panel frame.
- Optional Charcoal High Transparency screen mesh (CH Hi-Tran) 20 x 20 fiberglass.

### Wood Raised/Flat Panel Option:

- Using 4 3/4" (121) Intermediate Rail is constructed of finger-joint, edge-glue pine core with clear, bare, pine veneer to the interior and exterior. Also option of primed.
- Wood Raised/Flat panel is constructed of medium density fiberboard (MDF) core with wood laminate veneer to interior and exterior. Available bare wood or primed interior and exterior. Alternative wood species include mahogany and vertical grain Douglas fir.

### Removable interior grilles:

- Bar: Pine wood 3/4" (19) or 1 1/8" (29)
- Pattern: Rectangular, custom lite layouts available. Contact your Marvin representative.

### Interior / Exterior Simulated Divided lites (SDL):

- Interior and exterior bar: 7/8" (22) or 1 1/8" (29) wide. Pine wood standard. Optional: mahogany, vertical grain Douglas fir. Finish to match panel surface
- Insulating glass units available with or without aluminum spacer in airspace
- Pattern: rectangular. Custom lite layouts available. Contact your Marvin representative

### Grilles-between-the-glass (GBG):

- 11/16" (17) white contoured aluminum bar. Optional flat aluminum bar.
- Rectangular lite layout

### Authentic Divided Lites (ADL):

- Bars attached to sash to create individual lites of glass
- Bar width: single glass 7/8" (22), insulating glass 1 1/2" (38)
- Standard pine. Optional: mahogany, vertical grain Douglas fir. Finish to match panel finish
- Pattern: rectangular. Custom lite layouts available. Contact your Marvin representative

### Glass and Glazing:

- Door Panels: tempered insulating glass, hermetically sealed, Optional: tempered single glass
- Transoms: In-sash and Direct glaze Annealed insulating glass, hermetically sealed, Optional: tempered insulating glass, tempered single glass
- Glazing seal: silicone bedding, exterior
- Standard glazing: clear. Optional: LoE<sup>3</sup>-366™ with Argon or Low E II with argon gas, Bronze, Gray, Reflective Bronze, Obscure, Laminated
- High Elevation: Insulating glass will include capillary tube (argon gas not included)

### Accessories:

- Aluminum drip cap: Stone White, Bahama Brown, Bronze, Pebble Gray, Evergreen
- Installation brackets: 6 3/8" (162), 9 3/8" (238), 15 3/8" (391)
- Masonry brackets: 6" (152), 10" (254)
- Marvin SillGuard™

### Exterior Mouldings:

- Flat casing, specify width, stucco brick mould casing, stucco flat casing, specify width. Custom wood casings available. Pine wood standard, optional; mahogany, or vertical grain Douglas fir

### NOTE:

Values shown in parenthesis represent metric equivalents.

For product specifications please refer to the CPS Product Specifications, Contact your Marvin Representative.

NOT TO SCALE

6/6 Height

### 6/8, 7/0 & 8/0 Heights

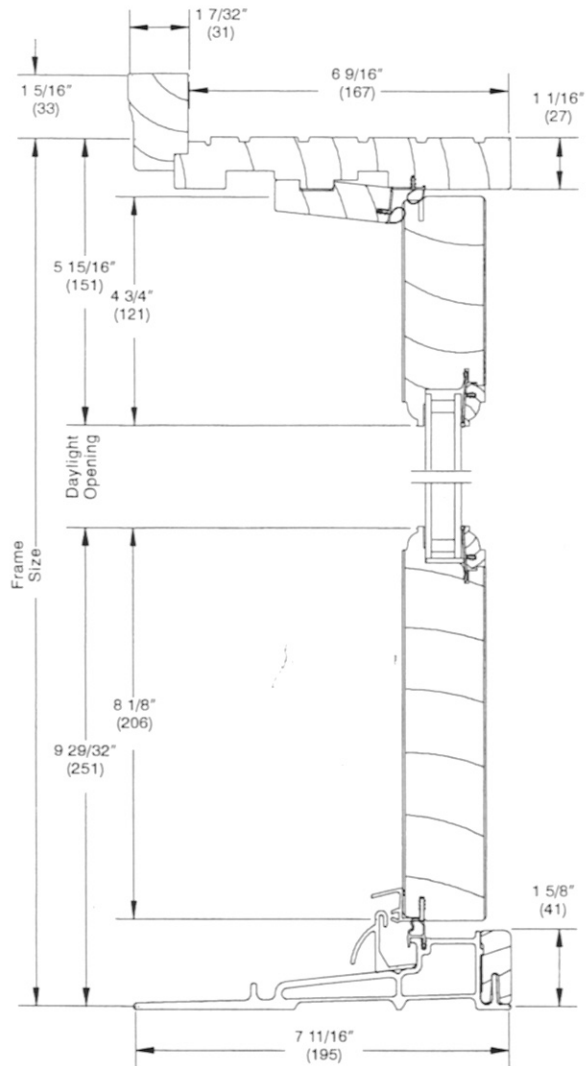
	6/8	7/0	8/0
Mas. Opp.	6-3 3/4 (1924)	7-3 3/4 (2229)	6-2 15/16 (1903)
Rgh. Opp.	6-1 5/8 (1870)	7-1 5/8 (2175)	6-0 13/16 (1849)
Frame Size	6-0 5/8 (1845)	7-0 5/8 (2149)	5-11 13/16 (1824)
Glass Size	26 29/32" (683)	32 29/32" (836)	14 29/32" (379)
			7-8 15/16 (2361)
			7-6 13/16 (2307)
			7-5 13/16 (2281)
			20 29/32" (531)
			8-2 15/16 (2513)
			8-0 13/16 (2459)
			7-11 13/16 (2434)
			22 29/32" (582)

Refer to the panel hinging configurations page for operations available.

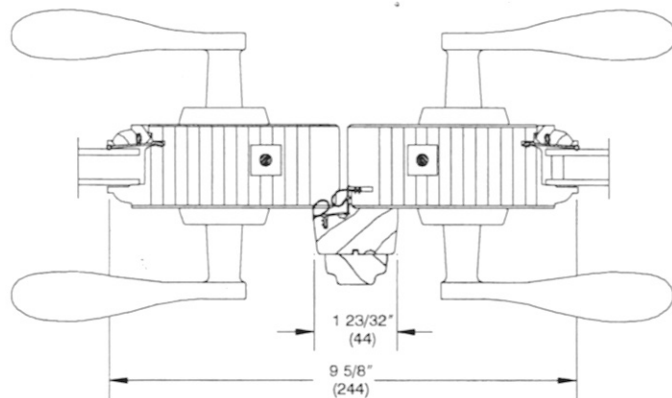
# WOOD ULTIMATE INSWING FRENCH DOOR

## SECTION DETAILS: 6 9/16" OPERATING

SCALE: 3" = 1' 0"

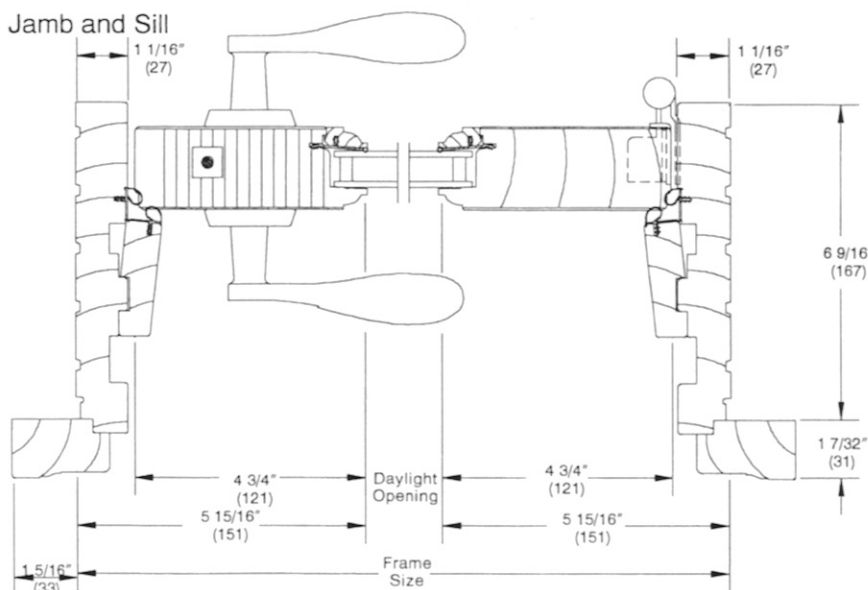


### Operating



### XX L - Meeting Stiles

### Head Jamb and Sill



### X R Jamb

#### NOTE:

Shown with optional handle set.

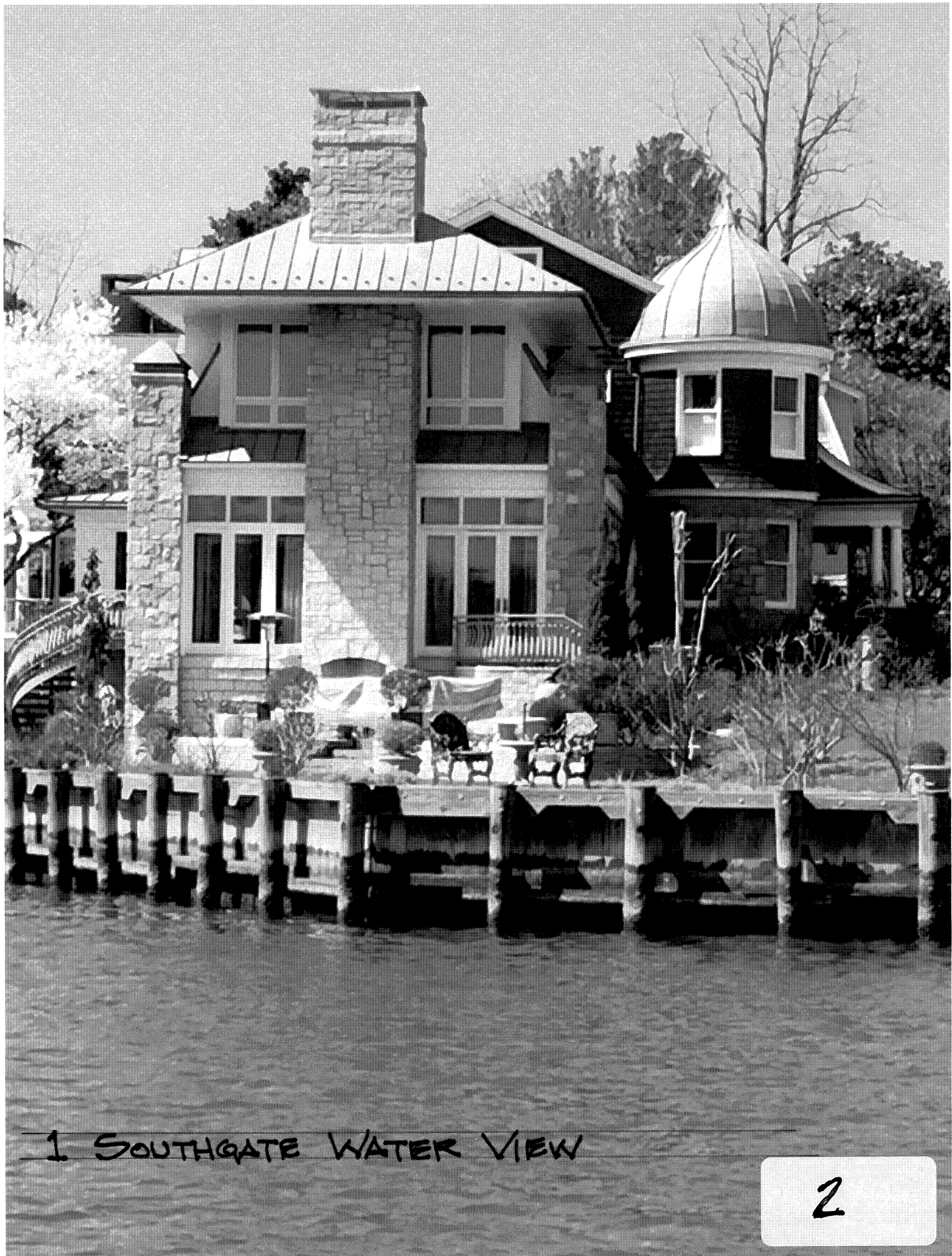
Operation as viewed from exterior.

Refer to the panel hinging configurations page for operations available.



1

1 SOUTHGATE WATER VIEW AT SPA CREEK



1 SOUTHGATE WATER VIEW

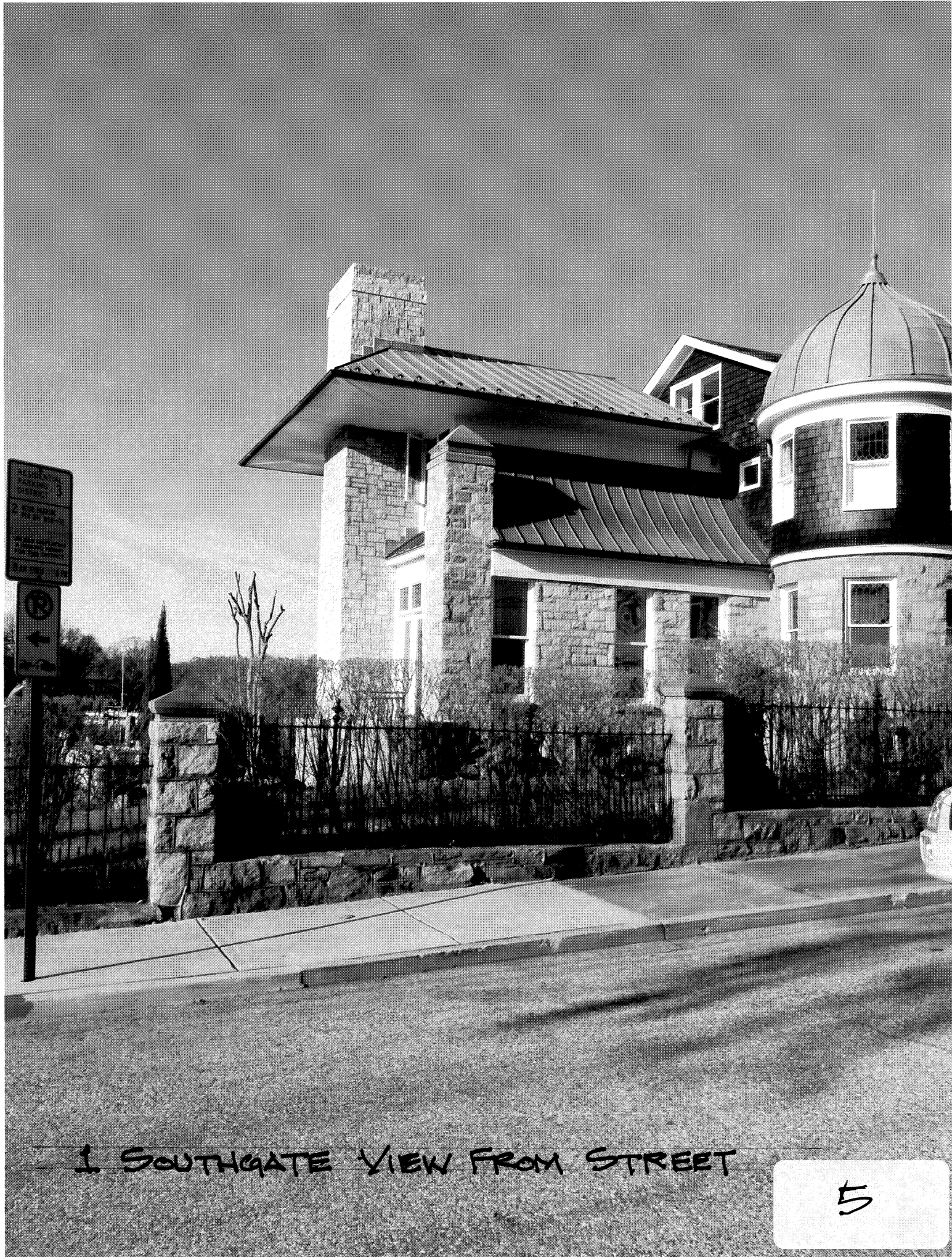


1 SOUTHGATE VIEW  
AT STREET END

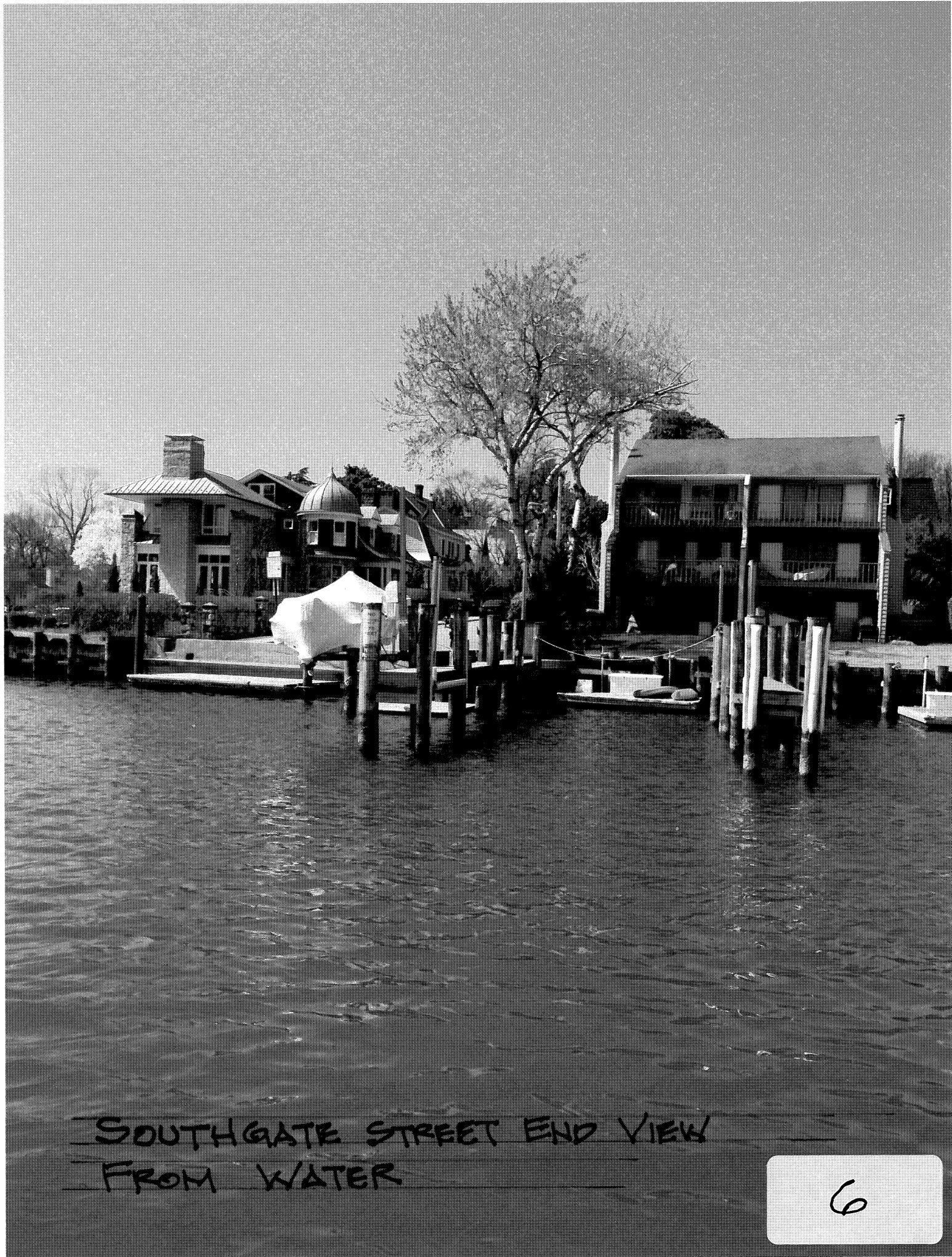
3



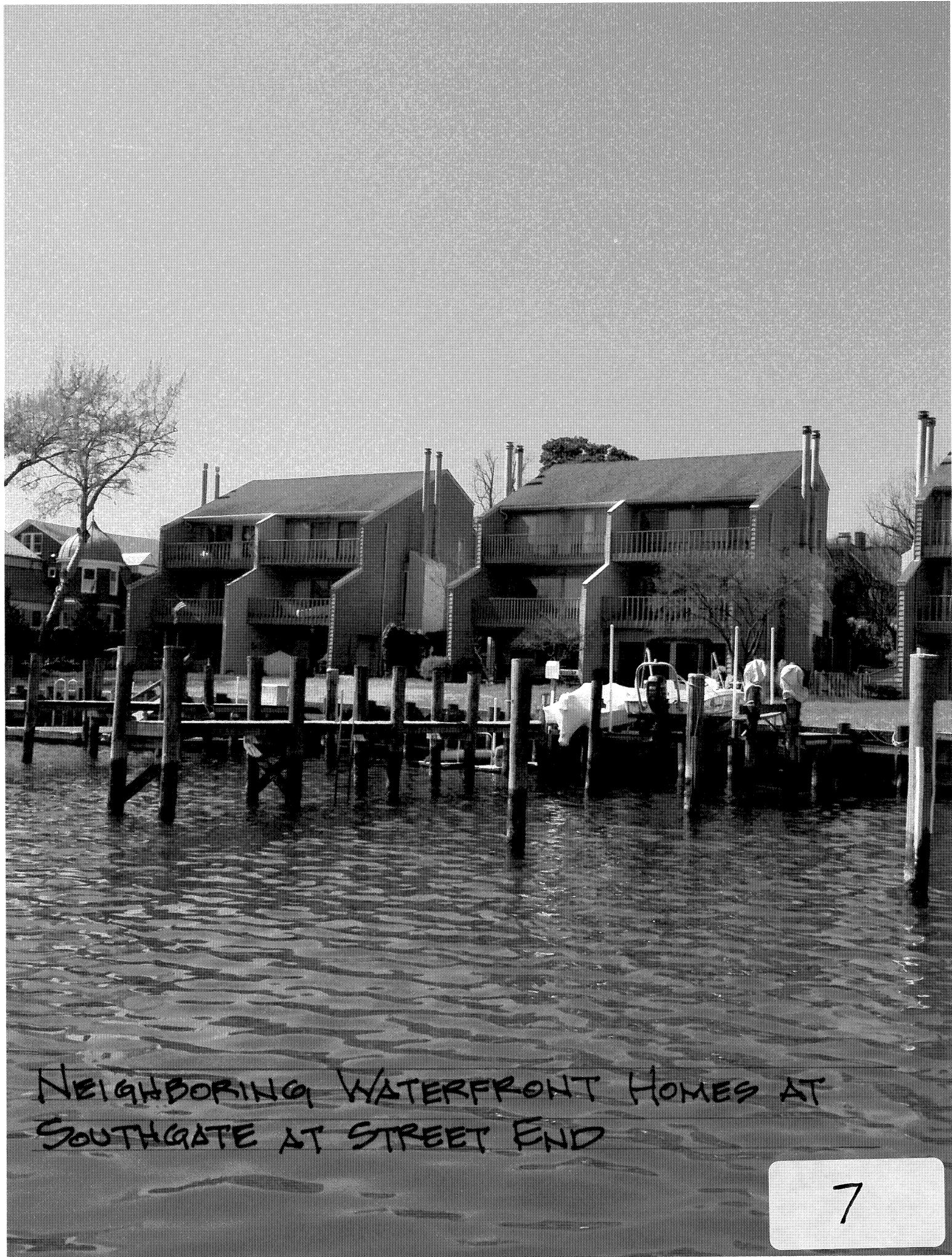
1 SOUTHGATE VIEW FROM STREET



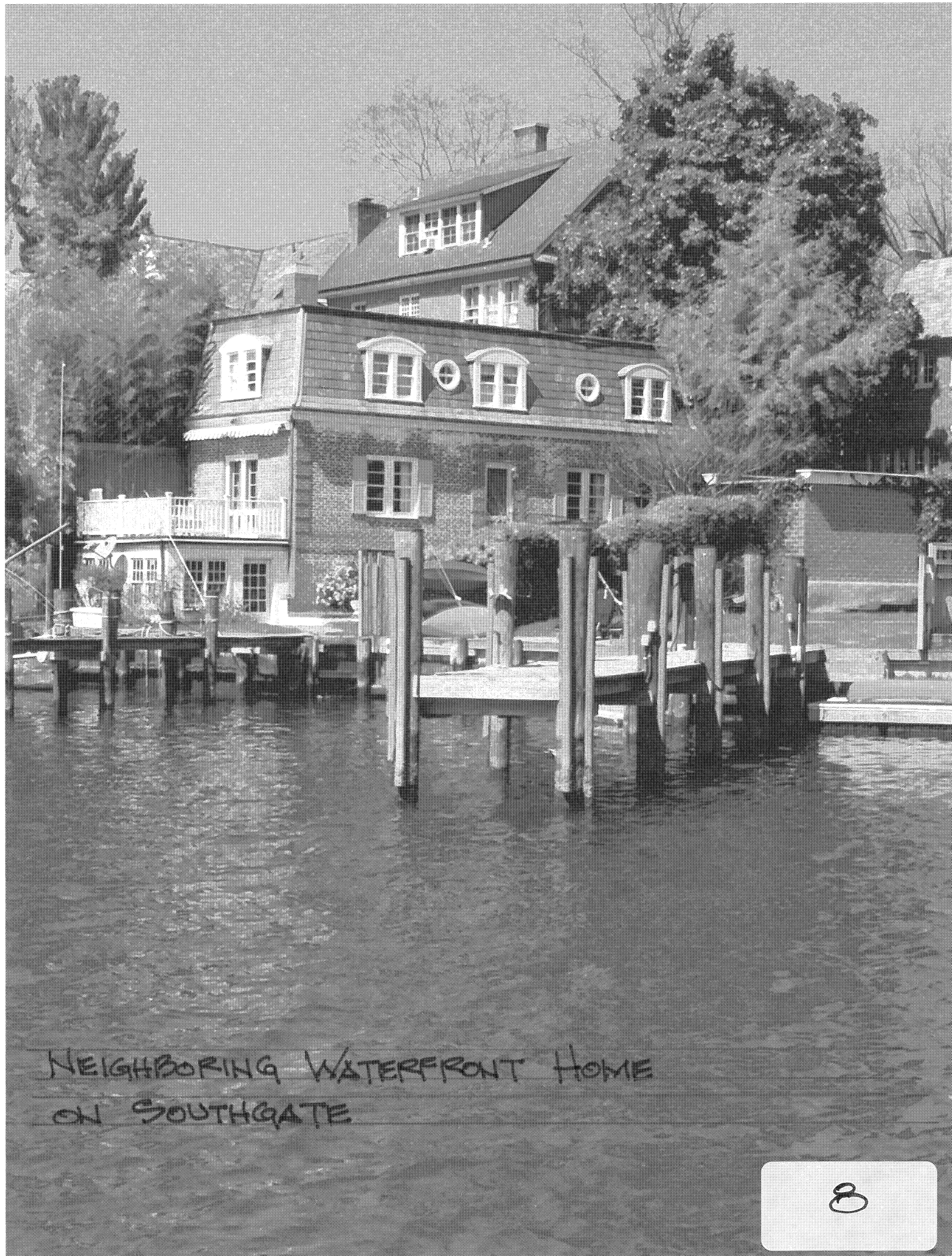
1 SOUTHGATE VIEW FROM STREET



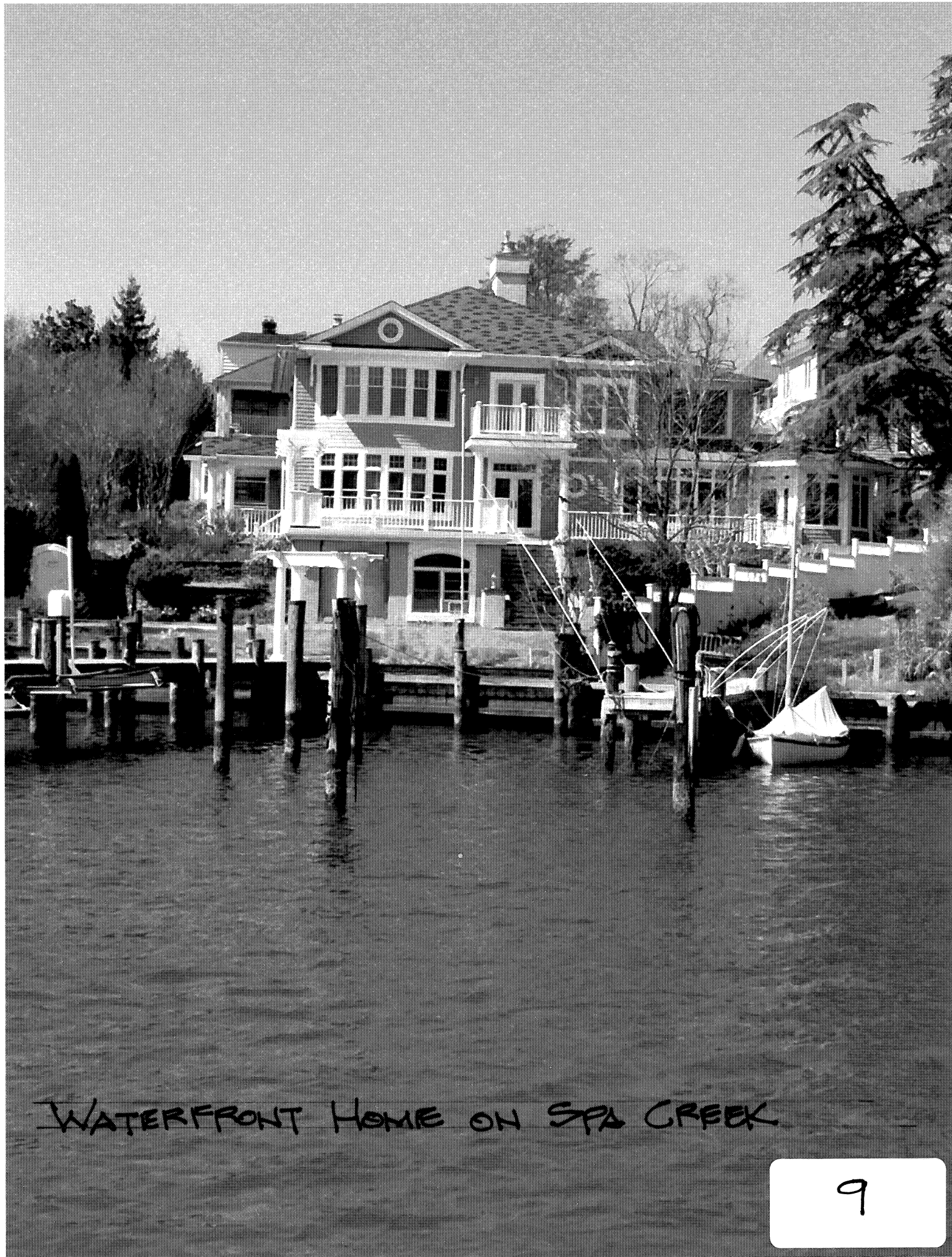
SOUTHGATE STREET END VIEW  
FROM WATER



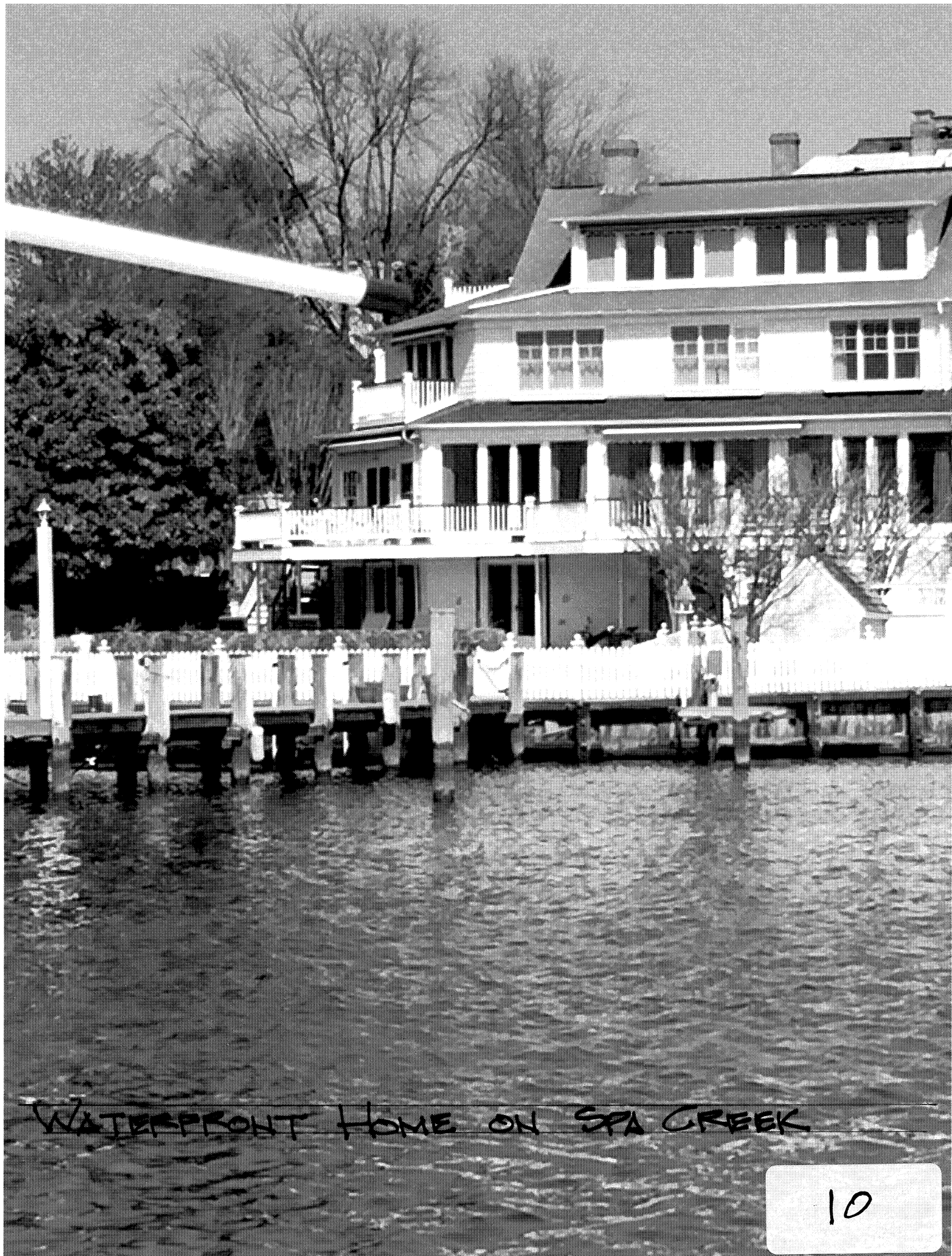
NEIGHBORING WATERFRONT HOMES AT  
SOUTHGATE AT STREET END



NEIGHBORING WATERFRONT HOME  
ON SOUTHGATE



WATERFRONT HOME ON SPA CREEK



WATERFRONT HOME ON SPA CREEK



1 SOUTHWATE DETAIL VIEW

11



SOUTHG

DOOR DECK DETAIL



1 SOUTHGATE 1ST FLOOR DECK  
RAILING DETAIL

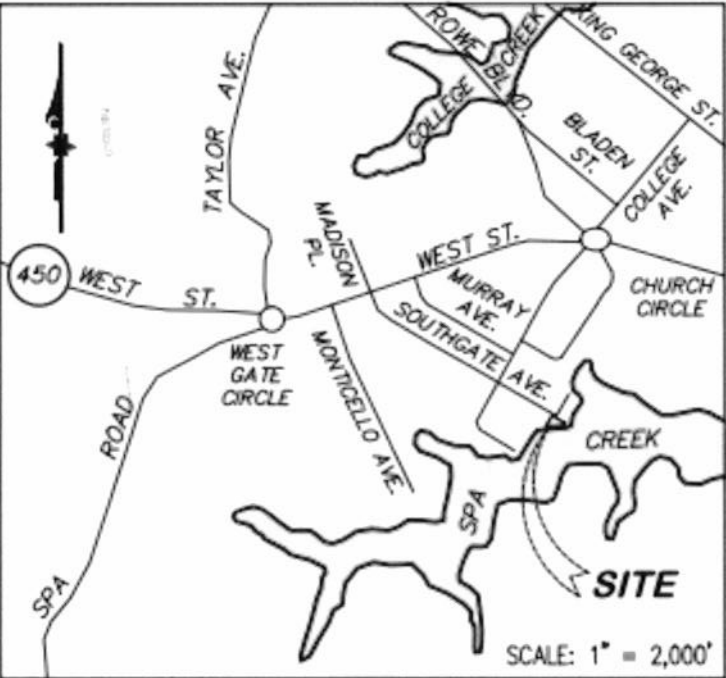
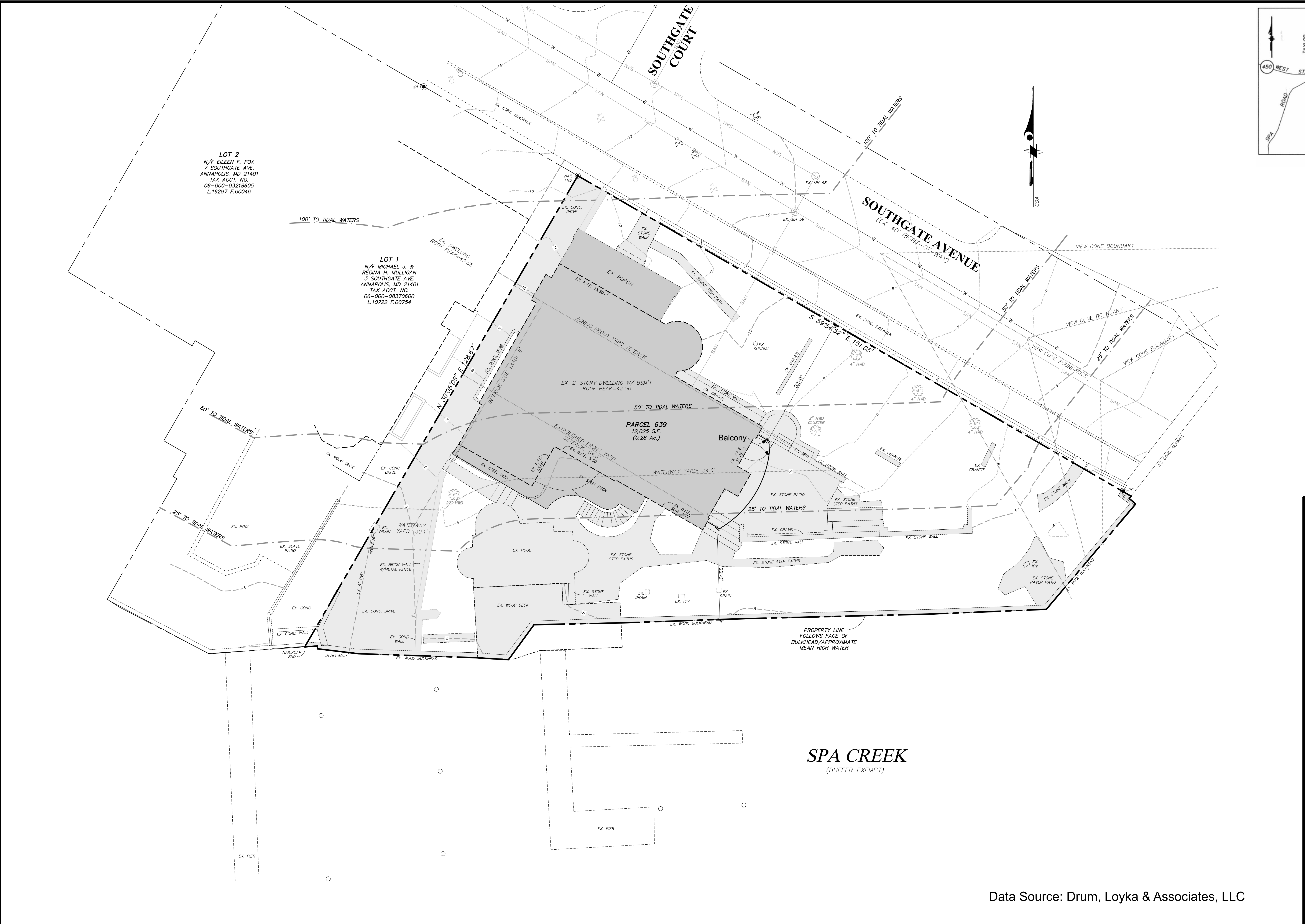


1 SOUTHGATE 1ST FLOOR  
BRACKET DETAIL



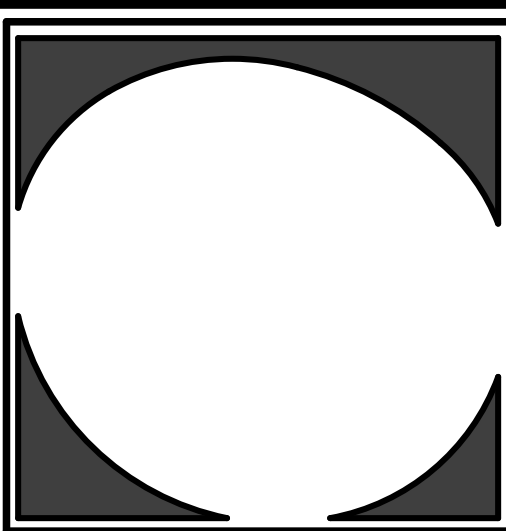
1 SOUTHGATE 1 FLOOR ROOF - NEW - UNDER

15



VICINITY MAP

7/14/16 H.P.C. Submission



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421 Fourth Street  
Annapolis, Maryland 21403-2503  
410-267-9659  
410-269-5027  
301-858-5726  
Gary Schwerzler, Architect

### Dr. Armiger Residence

Modifications and Addition to:

1 Southgate Ave.  
Annapolis, MD

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Site Plan

SI-1

7/14/16  
1507

Data Source: Drum, Loyka & Associates, LLC





Existing Conditions - Southgate Ave, - Front Elevation

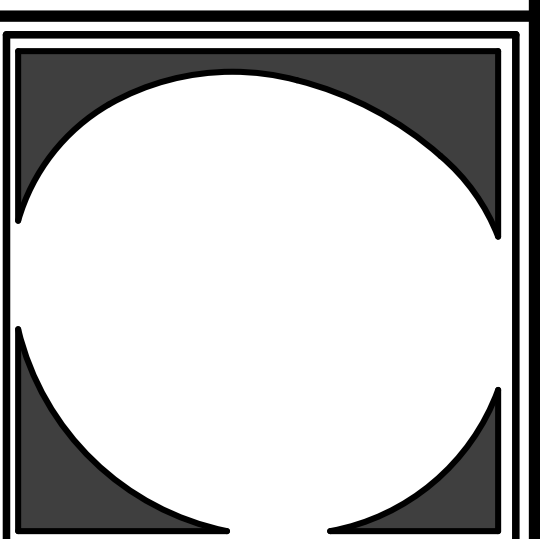
Scale: 1/4' = 1'-0" **1**



Existing Conditions - Spa Creek - Waterfront Side Elevation

Scale: 1/4' = 1'-0" **2**

7/14/16 H.P.C. Submission



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Existing Conditions - Southgate Ave., - Front Elevation, & Spa Creek - Waterfront Side Elevation

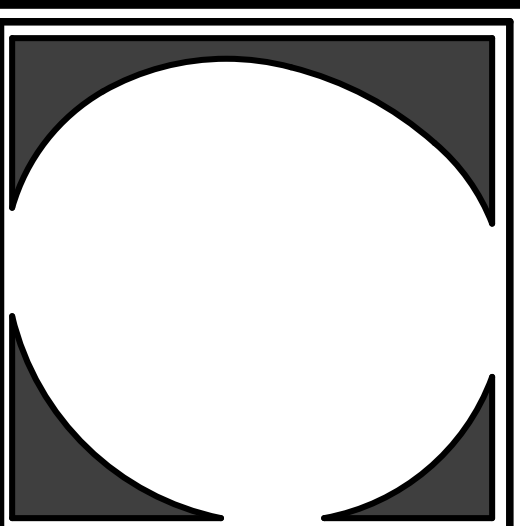
**EC-2**

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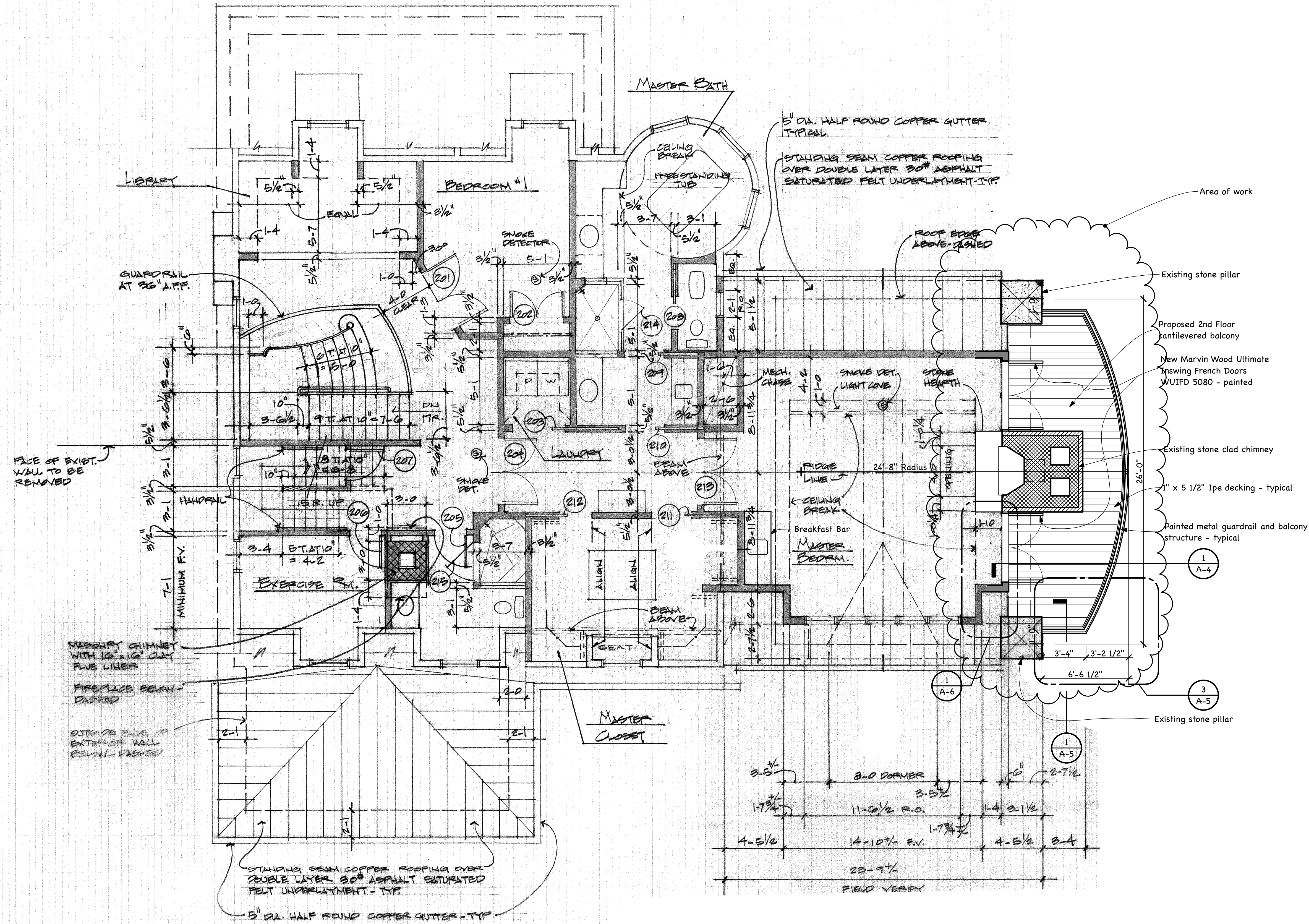
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Existing Conditions - Spa Creek - Waterfront Elevation

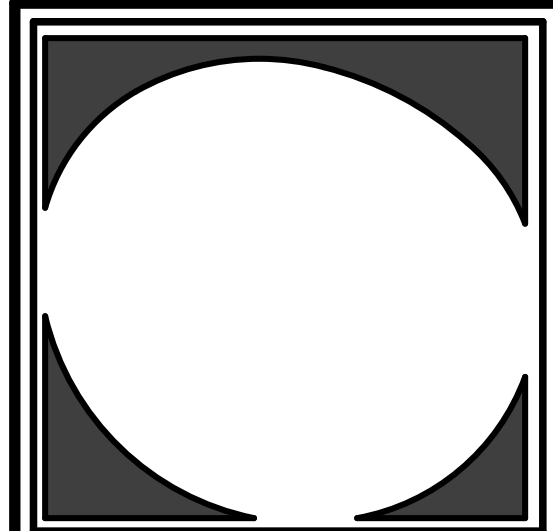
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EC-3



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Proposed 2nd Floor Plan

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A-1



Southgate Ave, - Front Elevation

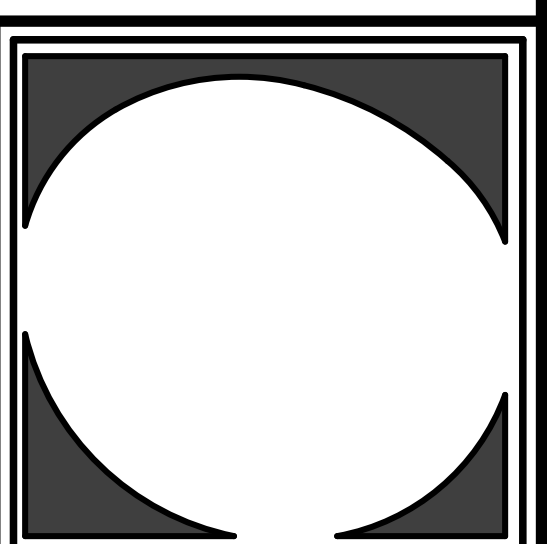
Scale: 1/4' = 1'-0" **1**



Spa Creek - Waterfront Side Elevation

Scale: 1/4' = 1'-0" **2**

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Southgate Ave, - Front Elevation, Spa Creek - Waterfront Side Elevation

**A-2**

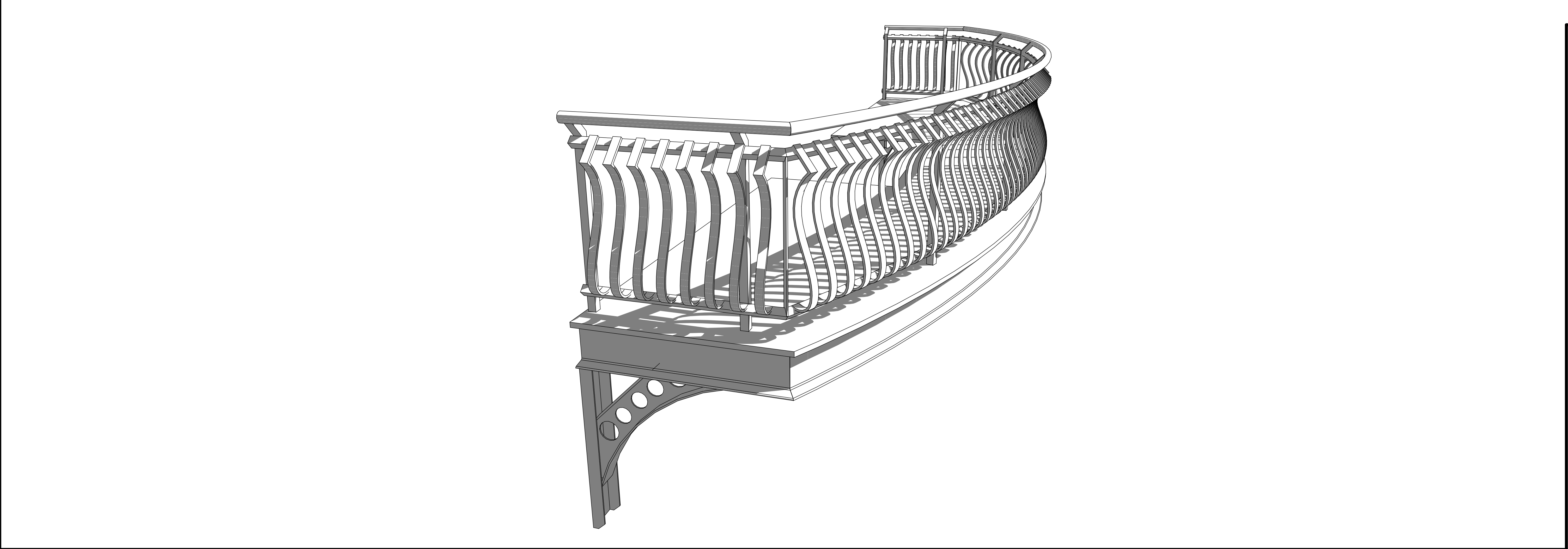
7/14/16

1507



Spa Creek - Waterfron Elevation

Scale: 1/4' = 1'-0" **1**



Balcony Perspective

Scale: N.A. **2**

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**Dr. Armiger  
Residence**

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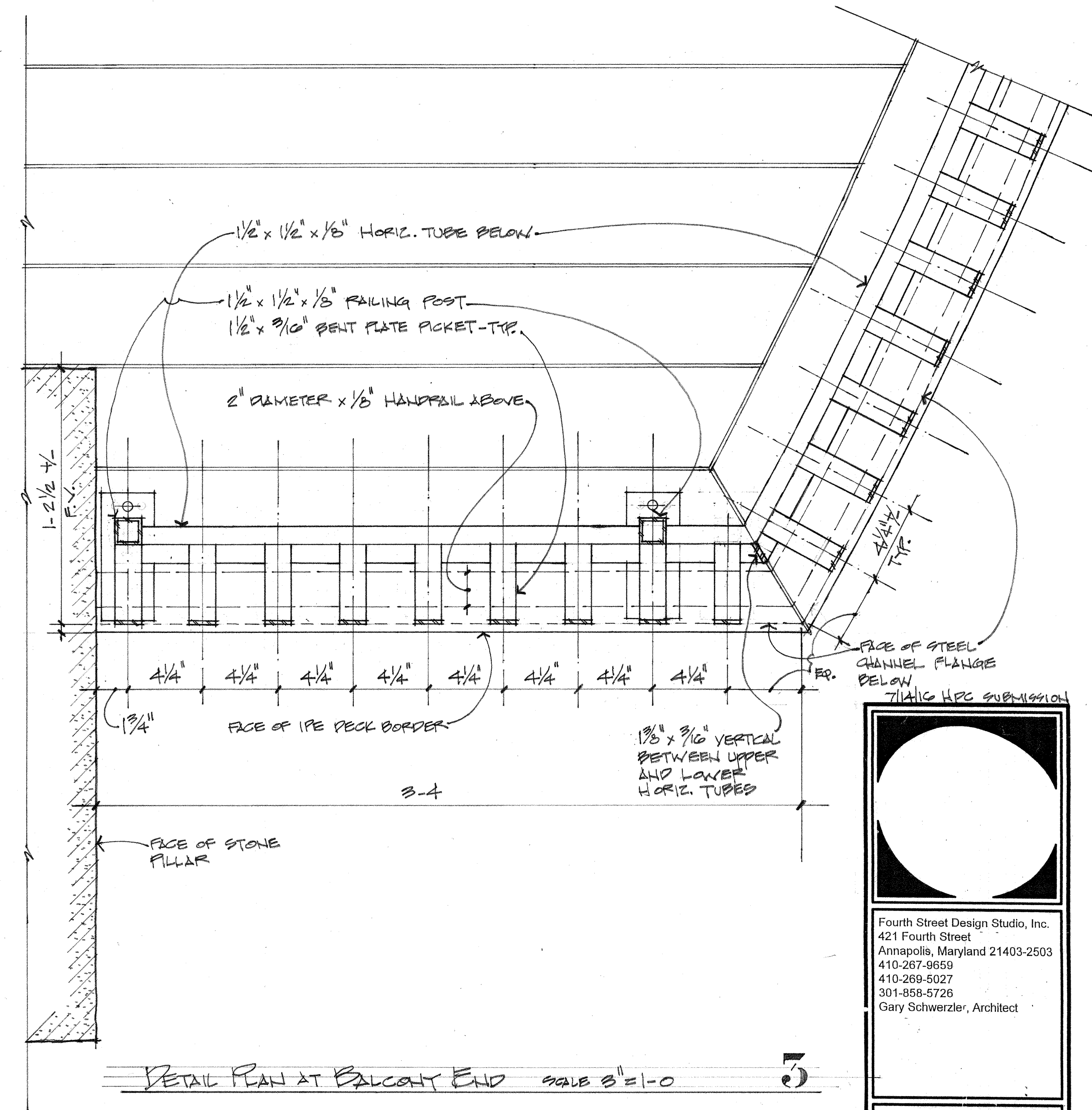
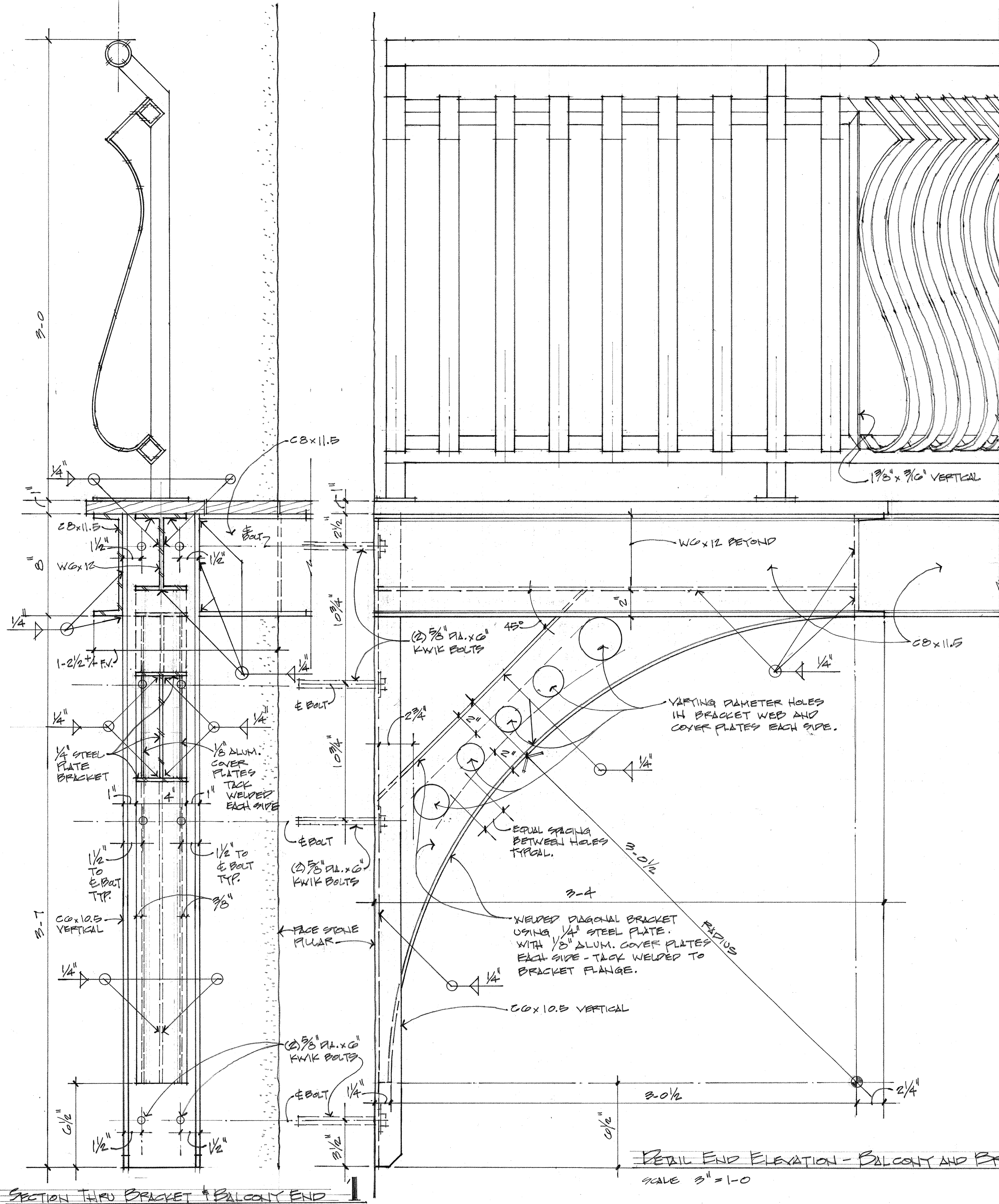
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Spa Creek - Waterfront Elevation,  
Balcony Perspective

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**A-3**





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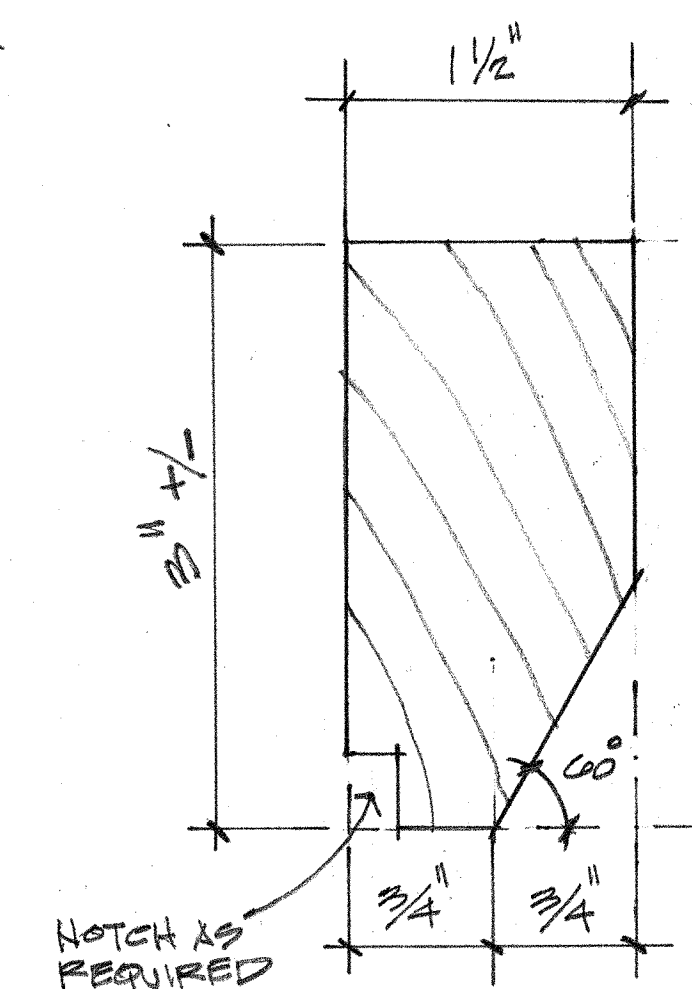
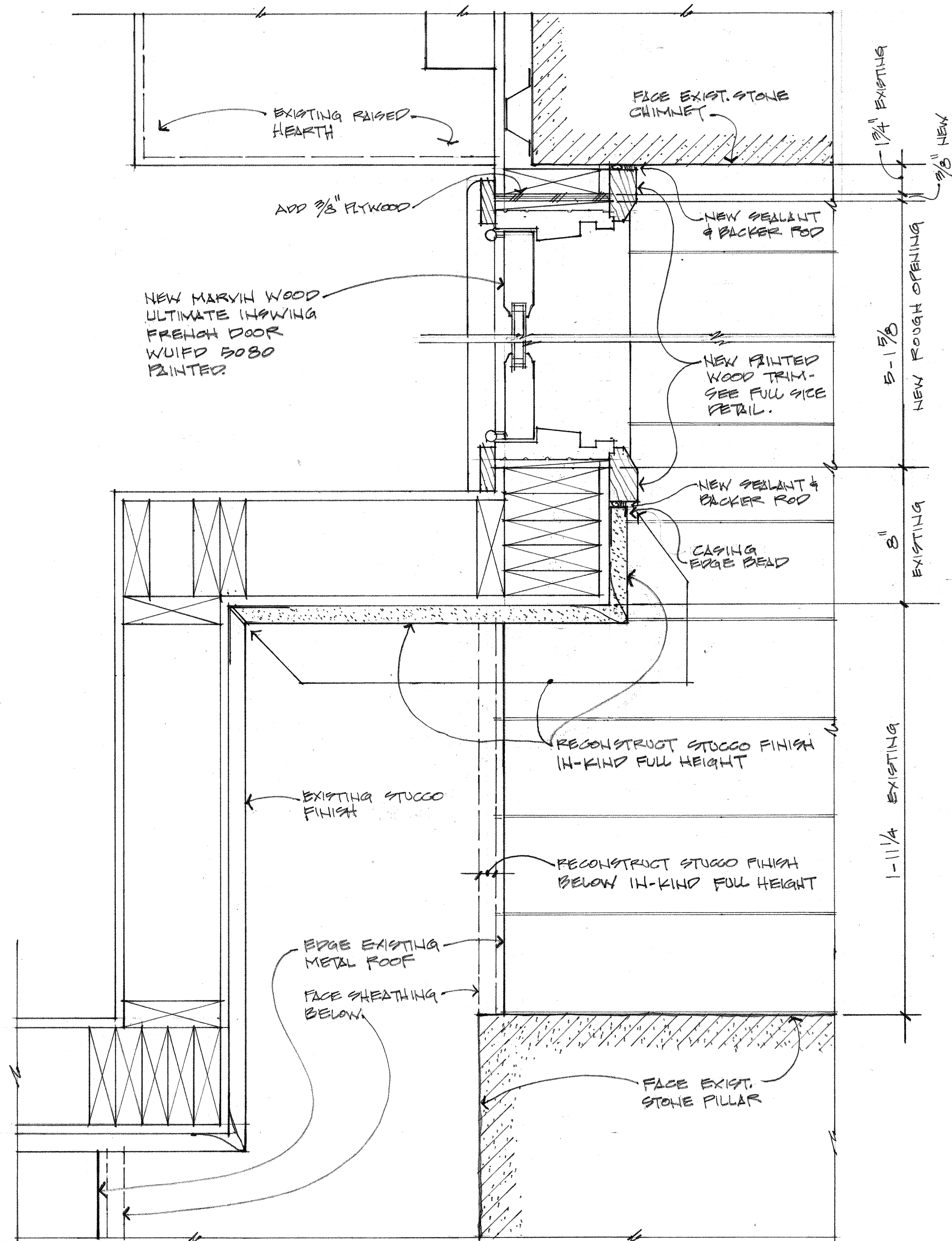
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## DETAILS

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1507	

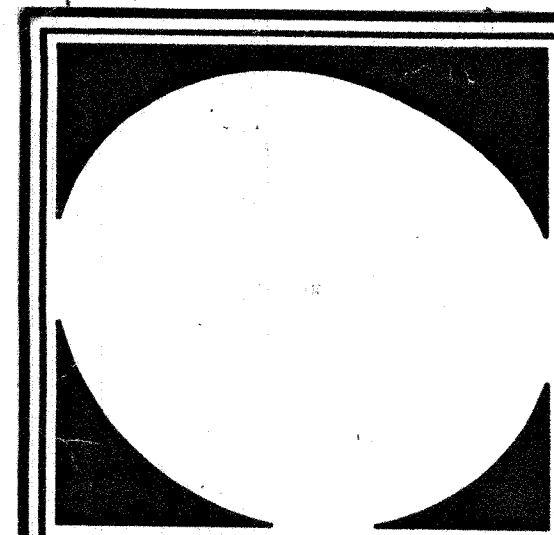


EXTERIOR DOOR  
JAMB TRIM  
SCALE: FULL SIZE

PLAN DETAIL AT NEW SECOND FLOOR FRENCH DOORS SCALE 3/8" = 1'-0"

1

7/14/10 HPC SUBMISSION



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DETAILS

7/13/10

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A-6